

C O U N C I L C O M M U N I C A T I O N

TO: THE CITY COUNCIL

COUNCIL MEETING DATE: NOVEMBER 1, 1989

FROM: THE CITY MANAGER'S OFFICE

SUBJECT: CONSIDER REQUESTS OF DARYL GEWEKE FOR AN AMENDMENT TO THE LAND USE
ELEMENT OF THE GENERAL PLAN AND A PREZONING

INDICATED ACTION: That the City Council conduct public hearings on the following requests of Daryl Geweke:

1. to amend the Land Use Element of the Lodi General Plan by redesignating a 51 acre parcel at the northeast corner of Kettleman Lane and Beckman Road from Unclassified Industrial to Light Industrial.
2. to prezone the parcel of land at the northeast corner of Kettleman Lane and Beckman Road, M-1, Light Industrial.

The public hearings may be conducted concurrently, but the items must be acted on separately.

BACKGROUND INFORMATION: The purpose of this request is to provide the zoning so that the developer can build a 51 acre commercial industrial complex adjacent to Highway 99. At the Planning Commission public hearing the proponents stated that the center will have several automobile dealerships as well as retail commercial and light industrial development. A specific development plan has not been submitted to the City.

At the Planning Commission hearing, much of the discussion centered on the potential traffic problems that may result from the project. Much of the traffic generated by the project will flow through the Kettleman Lane/Beckman Road intersection. This intersection is not designed to handle the projected volumes. Caltrans has expressed a concern that traffic waiting to turn left from Kettleman Lane onto Beckman Road could back up all the way to Cherokee Lane during peak periods. This would adversely affect the on and off ramps of Highway 99 as well as traffic on Kettleman Lane and Cherokee Lane.

Based on the potential traffic problem, the Planning Commission has recommended that the City Council consider realigning Beckman Road further to the east. This would move the intersection away from the highway on and off ramps, reducing the potential traffic conflicts. It would also facilitate the future installation of traffic signals at the Beckman/Kettleman intersection.

The question of who is responsible for funding the realignment of Beckman Road was not resolved. The Planning Commission felt that the cost could be funded by the development fees being proposed by the Public Works Department that would be collected from this project and future projects in the City to pay for needed infrastructure improvements.

At the Planning Commission hearing, the proponents also expressed the willingness to work with Caltrans on a Park & Ride commuter lot on the site to help reduce traffic volumes.

Based on the testimony they received at the hearing, the Planning Commission voted to recommend a different General Plan and zoning designation from the one requested by the applicant. The Planning Commission is recommending a General Plan designation of Commercial and a rezoning to C-2, General Commercial. The Planning Commission felt the commercial designation was more appropriate for the location and would be a better use adjacent to the future park/basin to the north and the houses to the south. The C-2 zoning will also accommodate most of the uses proposed by the applicant, including the automobile dealerships.

Since the EIR reflects a mix of commercial and industrial uses, it can not **be** certified as adequate for a full commercial project. A total commercial project will have greater traffic volumes which must be analyzed in the environmental document.

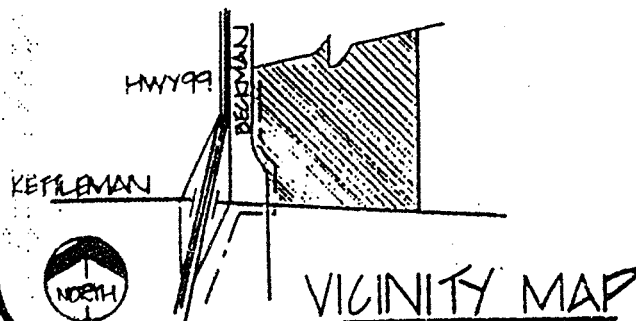
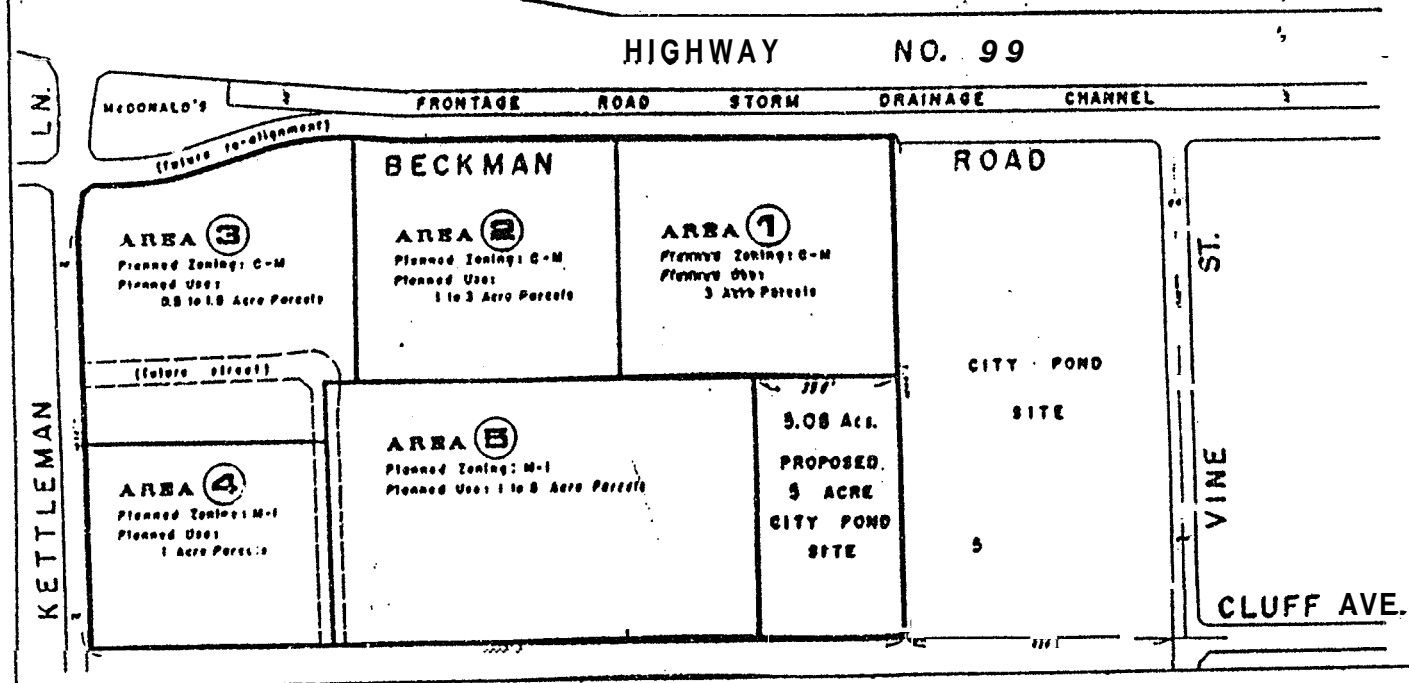
At the October 18, 1989 meeting, the staff recommended that the General Plan Amendment and Rezoning be re-advertised to reflect the Light-Industrial and Commercial-Light Industrial uses reflected in the Final EIR.

If the City Council approves the requests, the Public Works Department should be authorized to negotiate with the developer on the amount of sewer capacity that will be available to the project pending completion of the White Slough expansion. In addition, the Public Works Department should also be authorized to negotiate a fair share payment of development **fees** and/or charges. **The** development fees are part of a comprehensive fee structure being developed by Public Works in conjunction with the General Plan Update to **fund** future infrastructure and public facility improvements.


JAMES B. SCHROEDER
Community Development Director

**PROPOSED LAND USE MAP OF
THE KETTLEMAN PROPERTY
for: GEWEKE PROPERTIES**

Scale: 1" = 100'



**Kettleman Properties
Geweke Properties
EIR/Prezone as M-1**

EIR 88-2

8-14-89



CITY OF LODI

CARNEGIE FORUM
305 West Fine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: Wednesday, November 1, 1989

Time: 7:30 p.m.

For information regarding this Public Hearing
Please Contact:

Alice M. Reimche
City Clerk

Telephone: 333-6702

NOTICE OF PUBLIC HEARING

November 1, 1989

NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the following matter:

- a) Amending the Land Use Element of the Lodi General Plan to accommodate the Kettleman Properties project by redesignating the property from Unclassified Industrial to Light Industrial and that the property be zoned M-1, Light Industrial or C-M, Commercial Light Industrial.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order Of the Lodi City Council:

Alice M. Reimche
City Clerk

Dated: October 18, 1989

Approved as to form:

Bobby W. McNatt
City Attorney

ORDINANCE NO. 1467

AN ORDINANCE OF THE LODI CITY COUNCIL
AMENDING THE LAND USE ELEMENT OF THE LODI GENERAL PLAN
BY REDESIGNATING A 51-ACRE PARCEL AT THE NORTHEAST CORNER OF KETTLEMAN
LANE AND BECKMAN ROAD FROM UNCLASSIFIED INDUSTRIAL TO LIGHT INDUSTRIAL;
AND PREZONING SAID PROPERTY M-1, LIGHT INDUSTRIAL.

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Land Use Element of the Lodi General Plan is hereby amended by redesignating a 51-acre parcel at the northeast corner of Kettleman Lane and Beckman Road from Unclassified Industrial to Light Industrial, as shown on Project Map (Exhibit A), APN 049-070-26, 049-070-28, 049-070-29, and 040-070-65.

SECTION 2. The parcel of land at the northeast corner of Kettleman Lane and Beckman Road is hereby prezoned M-1, Light Industrial.

SECTION 3. A71 ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 4. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this day of

JOHN R. SNIDER
Mayor

Attest:

ALICE M. REIMCHE
City Clerk

State of California
County of San Joaquin, ss.


I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1467 was introduced at a regular meeting of the City Council of the City of Lodi held November 1, 1989 and **was** thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____ by the following vote:

Ayes:	Council Members -
Noes:	Council Members -
Absent:	Council Members -
Abstain:	Council Members -

I further certify that Ordinance No. 1467 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

ALICE M. REIMCHE
City Clerk

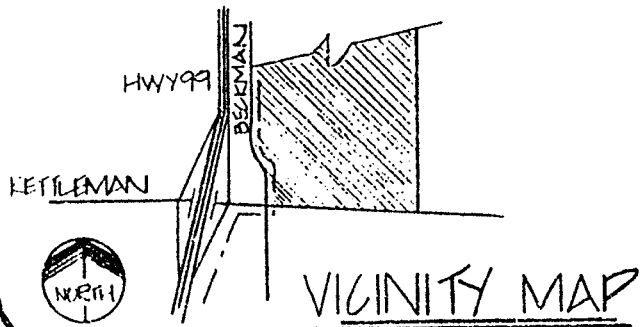
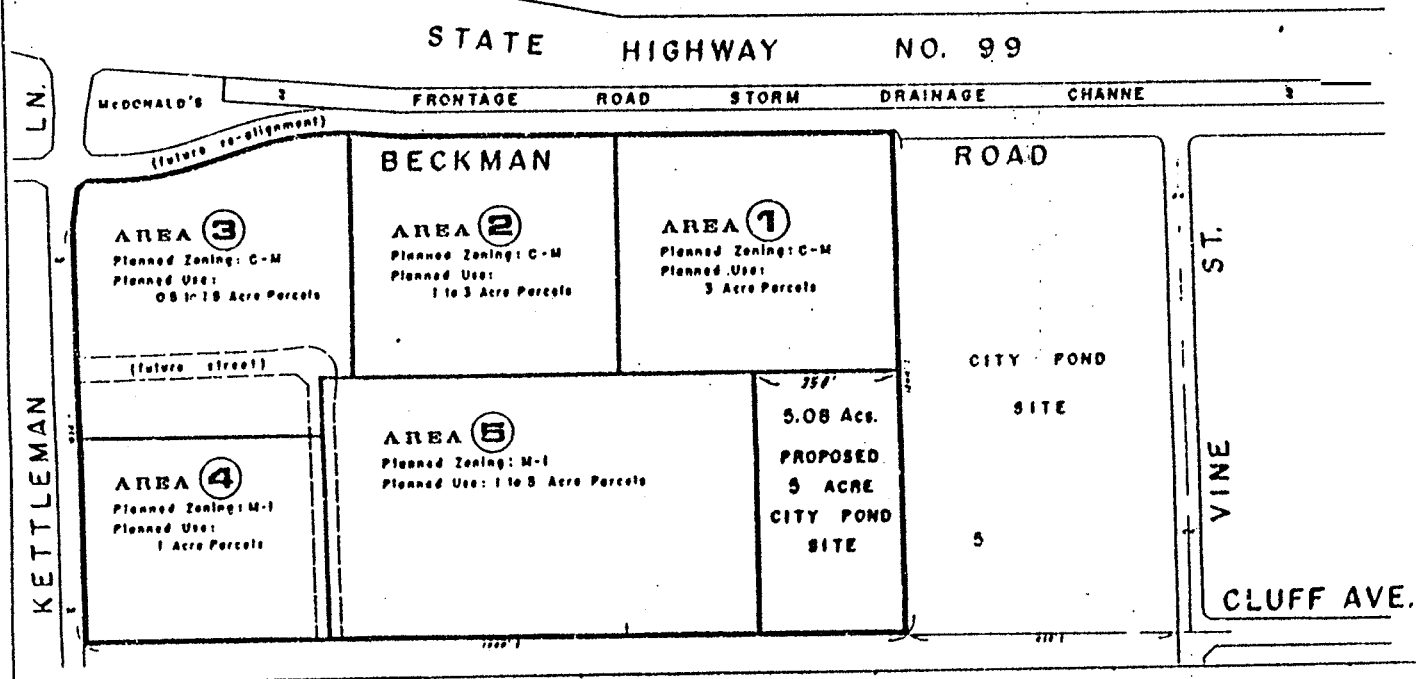
Approved as to Form


BOBBY W. McNATT
City Attorney

ORD1467/TXTA.01V

PROPOSED LAND USE MAP OF THE KETTLEMAN PROPERTY for: **GEWEKE PROPERTIES**

Scale: 1" = 100'



**Kettleman Properties
Geweke Properties**
Gen'l Plan Amendment
and Prezone
FIR 88-2 9-25-89

RECEIVED

MEMORANDUM, City of Lodi, Community Development Department

TO: ALICE REIMCHE, CITY CLERK

FROM: NORMAN HOM, COMMUNITY DEVELOPMENT BLOCK GRANT COORDINATOR **XX**

DATE: NOVEMBER 16, 1989

SUBJECT: URBAN COUNTY CDBG SUPPLEMENTAL FUNDING ASREEMENT

Attached is a copy of the Urban County Community Development Block Grant Supplemental Funding Agreement (SFA).

The SFA is a certification to San Joaquin County that Lodi uses CDBG funds in accordance with all program requirements. Such a certification is now required by the U.S. Department of Housing and Urban Development (HUD) for all recipients and subrecipients of federal funds even though, in the past, it was simply understood that grantees were to abide by the regulations set forth in 24 CFR 570.

The attached agreement needs to be signed by the Mayor and by you. If this requires Council action, please call me at Extension 649 and I will prepare a Council Communication.

Attachment